

AVAILABLE for LEASE

8,800 SF of R&D or Light Manufacturing



135 Ward Hill Avenue, Haverhill, MA

Klemmer Associates is pleased to offer light manufacturing, assembly, or R&D space, totaling 8,800 SF respectively. The building is one of the premier buildings in the Ward Hill Business Park, Haverhill, Massachusetts.

Haverhill is a pro-business community and home to many top-ranked companies. The building is visible from Route 495 and just minutes from Routes 93 and 95.

For more information contact



KLEMMER ASSOCIATES, LLC

COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

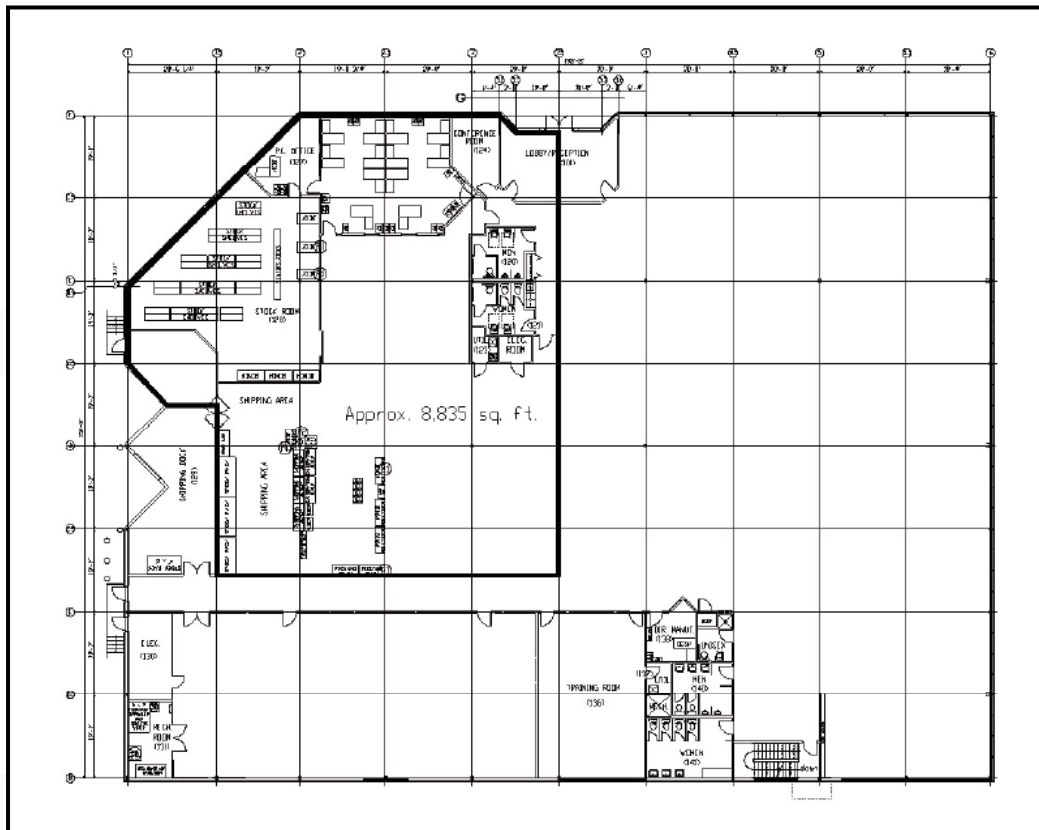
135 Ward Hill Avenue
Haverhill, MA



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SPECIFICATIONS

Building Size:	68,000 square feet	Electric:	400 AMP/480 Volt 3 Phase
Space Available:	8,800 square feet	HVAC:	Electric AC throughout
Completed:	1994	Water/Sewer:	Municipal
Construction:	Steel frame, reinforced concrete foundation, metal floor structure architectural metal siding	Loading:	1 tailboard dock (heated)
Ceiling Height:	10' clear	Parking:	Ample
Sprinklers:	Wet throughout	Windows:	Insulated full ribbon
		Lighting:	277 Volt, energy saving
		Taxes:	\$.90/SF



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service
781.729.5000 or www.klemmerassoc.com